

Comment

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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Taylor Wimpey Uk Ltd and Persimmon Homes Limited ()
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Response Date	19/12/14 12:06
Consultation Point	Core Policy 15: Spatial Strategy for South East Vale Sub-Area (View)
Status	Submitted
Submission Type	Web
Version	0.1
Files	North West Grove Site Location Plan North West Grove Location Plan and Illustrative Concept Plan North West Grove Illustrative Masterplan North West Grove Location Plan (1)
Q1 Do you consider the Local Plan is Legally Compliant?	Yes
Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified)	No
If your comment(s) relate to a specific site within a core policy please select this from the drop down list.	N/A

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Turley act for **Persimmon Homes Wessex** and **Taylor Wimpey UK Ltd** who control land at Grove (as shown on the enclosed location plan). This includes the previously allocated Grove Airfield strategic site (**H5** ? which is proposed to be saved); this site has been significantly progressed within the planning system (the grant of Outline Planning Permission is expected imminently) so as to ensure the delivery of this important part of the Council's vision for the area. **Persimmon Homes** and **Taylor Wimpey** also control land to the North of the airfield allocation and the enclosed illustrative plan shows how this land could be incorporated into the wider development of the area.

This site [North West Grove] has previously been made known to the Council through relevant consultation submissions, and specific further representations were made to the **March 2014** Housing Delivery Update consultation. This land is suitable and available for the delivery of further housing development, to complement the overall vision and strategy for the area. The suitability of this site is confirmed by the Council in the evidence base and other documents which support the Draft Local Plan; however, despite being confirmed as ? suitable in principle ? by the SHLAA, an allocation is not made. This appears to be primarily on the basis that there is ? *already a large amount of development planned around Wantage and Grove* ?, and despite the Council choosing to allocate other strategic development sites both within the **Oxford Green Belt** and **North Wessex Downs AONB** , and where evidence studies have identified that such sites (and others) have significant adverse impacts . By contrast the site at North West Grove has ? *no likely significant effects identified* ? through Sustainability Appraisal.

To ensure a sound overall planning framework for the area, over the entire plan period to **2031** , we submit that this site should be identified for housing development now by the **Part 1 Local Plan** , to ensure that sufficient land is available to meet the development requirements for the District, and to complement the Council's other proposals for Wantage and Grove, which includes a requirement for significant additional infrastructure.

The site is neither within the Green Belt nor the AONB and therefore there is no restriction to the identification of additional land for development in this location, considering the ? *presumption in favour of sustainable development* ? and as **Core Policy 4** expresses a requirement for at least 20,560 dwellings to **2031** .

Providing for additional development land is both in accordance with the spatial strategy for the area and national planning policy, and will provide additional certainty to ensure that a deliverable five year housing land supply can be created and maintained, and flexibility to accommodate additional development that is required across **Oxfordshire** as a whole. Put simply there is no ? *downside* ? to the allocation of this additional land as part of the current proposals (and site allocations) at the Airfield and North Grove (Monks Farm); the site should be considered favourably, particularly having regard to constraints imposed elsewhere (Green Belt and AONB), and based on the thorough assessment of all reasonable alternatives.

Although the site can be a comprehensive part of a long term strategic development area, delivery from this site would be possible in the short term (the next five year period) to assist in ensuring the creation and maintenance of a deliverable five year housing land supply, although the full capacity of the site would be realised over the longer term. There are no restrictions to the development proceeding quickly and indeed the Council's last SHLAA update (February 2014) identifies that **1,000** dwellings could be delivered in the 1-5 year period.

Q5 Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

As above - identify additional suitable and deliverable sites for housing.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q6 If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Yes - I wish to participate at the oral examination

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Q7 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To elaborate on representations and participate in discussions on relevant issues.

Please upload any supporting information

North West Grove Location Plan and Illustrative
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